

Detached French farmhouse with guest house, workshop, art studio and heated pool.



## INFORMATION

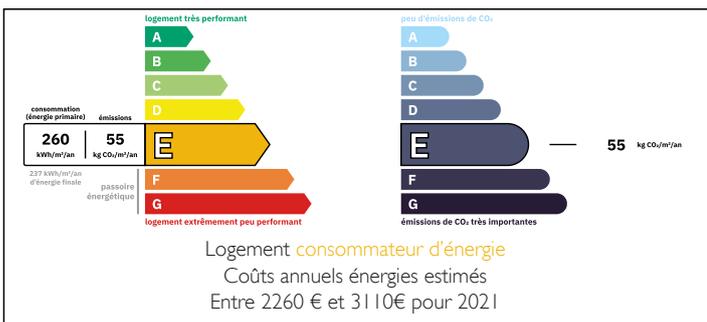
Town:	Fontenille
Department:	Charente
Bed:	4
Bath:	3
Floor:	140 m <sup>2</sup>
Plot Size:	2355 m <sup>2</sup>



## IN BRIEF

This beautiful farmhouse style property has kept many original features. It offers cosy and traditional accommodation with possibilities of running a small rental business. The guest accommodation has its own fenced garden and is separate from the main house. The market town of Mansle is only 6kms distant. Easy access to the coast, Rochefort and La Rochelle 1.5hrs drive.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house is centrally heated with oil fired boiler.  
There is an entrance porch, ideal for keeping indoor plants,

Entrance hall with stairs

Living Room approximately 26m<sup>2</sup> with wood burner and double doors leading to covered terrace and pool

Kitchen diner of approximately 20m<sup>2</sup>

First Floor

Landing leading to family bathroom with shower and WC

3 double bedrooms

The main bedroom has a dressing room leading to a private bathroom with bath and WC

Views are to the countryside. The garden is enclosed with a fence and gate.

Guest house

Living room with Corner kitchen and woodburner  
Stairs to Large double bedroom and shower room with WC

The guest house has its own private enclosed garden with pretty white gates

Outside

There is a gym / music room or artist's studio of about 20m<sup>2</sup>

There are various stores and outbuildings for the garden

There is also an old building in good order of about 10m<sup>2</sup> which used to house a bread oven and this is currently used as an office/studio.

The garden is quirky and well stocked.

Great location, private, not completely isolated and within easy driving distance of nearest village and market towns of Ruffec and Mansle

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe habitation: EUR

## NOTES